

**COMMONWEALTH OF
MASSACHUSETTS**

**DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT
(DHCD)**

**HOUSING CHOICE VOUCHER
PROGRAM (HCVP)
ANNUAL
PUBLIC HOUSING PLAN**

APRIL 16, 2002

Annual Plan for Fiscal Year 2002

**NOTE: THIS PHA PLAN TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHAName: Massachusetts Department of Housing and Community Development (DHCD)

PHANumber: MA901

PHA Fiscal Year Beginning: (mm/yyyy) 07/2002

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA, which is the Commonwealth's housing and community development agency.
- ☐ PHA development management offices
- ☒ **DHCD regional administrative agency (RAA) contractor offices: names, addresses, phone numbers, and size of program listed in Attachment No. 1**
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☒ Main administrative office of the State government (See "Main administrative office of the PHA above")
- ☐ Public library . . . State House Library, Boston, MA
- ☒ PHA website . . . at: <http://www.state.ma.us/dhcd/>
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

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AnnualPHAPlan
PHAFiscalYear2000
[24CFRPart903.7]

i. AnnualPlanType:

Select which type of Annual Plan the PHA will submit.

☐ **Standard Plan**

Streamlined Plan:

- ☐ **High Performing PHA**
☐ **Small Agency (<250 Public Housing Units)**
☒ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24CFRPart903.79(r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

**1. BEDFORD, MASSACHUSETTS VETERANS ADMINISTRATION
McKINNEY SECTION 8 MODERATE REHABILITATION SINGLE ROOM
OCCUPANCY (SRO) PROJECT**

At HUD's request, DHCD has agreed to serve as the PHA for the New England Shelter for Homeless Veterans (NESHV) which received a FY 1994 McKinney SRO Section 8 Moderate Rehabilitation award to develop 60 units of SRO permanent housing on the grounds of the Bedford, MA Veterans Hospital. For various reasons the original site identified in NESHV's FY 1994 McKinney application did not work out, and many years elapsed before another acceptable site could be located.

Extensive rehabilitation will be required to convert this former hospital building to SRO units. It is expected that work will be completed by early 2003. Eligible tenants will be formerly homeless veterans required to have completed a four to six month domiciliary program located at either the Bedford Veterans Affairs Medical Center (Bedford VAMC) or at the NESHV on Court Street in Boston. The veterans will be receiving case management and housing search services through the NESHV at the time they are eligible to apply for these SRO units.

This SRO project will provide clean and sober housing for the 60 veterans. In-house support services and job readiness training will also be provided to prepare these formerly homeless veterans for economic self-sufficiency and eventual transitioning back into social networks.

2. NEW COLLABORATIONS WITH AGENCIES PROVIDING SERVICES TO PERSONS WITH DISABILITIES

DHCD has a long and successful history of collaboration with its sister state agencies and their providers serving persons with disabilities. These collaborations have supported the Commonwealth's goal of providing qualified persons with disabilities with the most integrated community-based setting that is appropriate to meet their specific needs. This is a goal also supported by the U.S. Supreme Court's *Olmstead v. L.C.* decision, as well as President George W. Bush's Executive Order "Community Based Alternatives for Individuals with Disabilities." Additionally, the goal helps the Commonwealth to meet the commitment it made to persons with disabilities and families of disabled persons seeking equal access to community-based living under the Americans with Disabilities Act.

In support of these efforts, this past fiscal year DHCD has entered into two new collaborations with agencies and providers serving persons with disabilities:

Collaboration with the Massachusetts Department of Mental Health

At the request of the Massachusetts Department of Mental Health (DMH), a state agency charged with serving those individuals with severe and persistent mental illness, DHCD has committed up to 125 vouchers for referrals from DMH who are eligible for community-based services. DMH will provide the recipients of these DHCD vouchers with individual support services appropriate to the needs of the recipient, as well as housing search services as needed.

Collaboration with the Massachusetts Rehabilitation Commission

At the request of the Massachusetts Rehabilitation Commission (MRC), a state agency charged with providing vocational rehabilitation and independent living services to persons with disabilities, DHCD has committed 20 vouchers for referrals from the Statewide Head Injury Program (SHIP) of MRC. SHIP will provide recipients of these DHCD vouchers with individual support services appropriate to the needs of the recipient, as well as housing search services as needed.

These new collaborations help to strengthen DHCD's existing network of programs targeted to serving *all* persons with disabilities. In addition to our program targeted to disabled populations having particular service needs, DHCD is also fortunate to have two robust disability programs for persons with disabilities who either do not require or do not request support services. In these cases, these persons can apply to our Mainstream and/or Designated Housing Programs or an application can be completed for our general HCVP waiting list.

The following table describes all of the HCVP programs DHCD has initiated on behalf of persons with disabilities:

Mainstream (MS)	HCVP	275	Disabled individuals or families on DHCD Section 8 waiting lists, then referrals.
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Designated Housing (DSG)	HCVP	600	Disabled individuals on designated MHFA waiting lists, then referrals.	
Housing Options Program (HOP)	HCVP	345	Homeless and disabled families or individuals.	Initi
Department of Mental Health Voucher Program	HCVP	125	Individuals with mental illness who are clients of the Department of Mental Health, whose placement is related to a pre-litigation settlement.	
Department of Mental Retardation Voucher Program	HCVP	154	Individuals with mental retardation and developmental disabilities whose placement is part of either the Roll and or Boulet settlement agreements. All participants receive Medicaid waiver.	reci
Tenant Based Rental Assistance for Persons Living with AIDS (TBRA AIDS)	HCVP	229	Individuals or families disabled by HIV or with AIDS.	
Project-based AIDS	HCVP	38	Individuals or families disabled by HIV or with AIDS, or who are at high risk for HIV infection and would benefit from HIV related counseling and services.	
Statewide Head Injury Voucher Program	HCVP	20	Individuals who have suffered traumatic brain injuries who are clients of the Massachusetts Rehabilitation Commission's Statewide Head Injury Program.	
Veterans Affairs Supported Housing Program (VASH)	HCVP	62	Homeless veterans with substance abuse and/or psychiatric disabilities.	
Raising the Next Generation (RNG)	HCVP	50	Grandparents raising grandchildren.	
total		1023		

3. PROPERTY OWNERS INCENTIVE PROGRAM

Building upon our successful JOBL ink Property Owner Incentive Program from FY 01, DHCD has allocated funding from our administrative fee account to enhance leasing opportunities for homeless voucher holders who are currently placed in family shelters/hotels/motel through the Commonwealth's Department of Transitional Assistance (DTA) Emergency Assistance Program. Incentive payments of at least \$300, with additional bonuses for rapid leasing, are made to property owners whose lease available unit to eligible families holding Housing Choice Vouchers issued by DHCD. DHCD has also made these funds available to the Boston Housing Authority (BHA) for its voucher holders in DTA placements.

4. WAITING LIST COLLABORATION WITH LOCAL HOUSING AUTHORITIES

DHCD has entered into a pilot program with two local housing authorities to extend the benefit of our statewide waiting list to applicants and PHAs throughout the Commonwealth. This pilot program, located on Cape Cod, is a cooperative venture designed to facilitate applicant access to the Section 8 programs run both by DHCD and the local housing authorities. It combines the resources of both the Barnstable and Yarmouth housing authorities, respectively, with that of DHCD's regional administering agency, the Housing Assistance Corporation (HAC). The goal of this endeavor is to eliminate the need for applicants to apply to more than one Section 8 waiting list if they want to reside in any community on Barnstable, Dukes or Nantucket counties.

This pilot program demonstrates how a number of PHAs can utilize a single regional DHCD Section 8 waiting list rather than maintain individual lists. List maintenance is performed by DHCD's regional administering agency (RAA) for the Cape and Islands, the Housing Assistance Corporation (HAC), which adds new applicants to the list, makes selections for all participating PHAs, and updates applicant data through conclusion of the intake process. The resulting database begins to provide a comprehensive picture of admissions activity in the region, supplying a wealth of information that can be used to inform PHA policy decisions.

This innovative procedure streamlines the intake process, benefiting both applicant and PHA by eliminating the duplication of effort that results from each PHA maintaining its own waiting list. Demonstration procedures are articulated in a Memorandum of Understanding signed by the participating PHAs.

In a related initiative, DHCD has been meeting with representatives of Mass NAHRO and a small number of local housing authorities that also administer the HCVP in other parts of the Commonwealth to discuss DHCD's proposal to provide them with the software that we developed for our statewide waiting list in order to allow them to independently replicate our selection procedures for participating agencies.

5. HOMEOWNERSHIP OPPORTUNITIES FOR DHCD HCVP PARTICIPANTS

DHCD is currently in the planning stages of designing a homeownership program for a limited number of HCVP participants. In all likelihood, we will implement a homeownership program that will be limited to FSS participants who have been employed for at least one year. Initially, we may limit this program to only a small number of regions. By starting slowly, we hope to gain valuable experience we can apply statewide to all our other regions.

Our regional administering agency contractors are currently analyzing the costs associated with providing prospective participants in their region with the array of

supportsthatwillbenecessarytohelpthebesuccessfulintheireffortstobe successfulhomeowners.DHCDwillrequirethatalldparticipantsattendbotha first timehomebuyerscounselingcourseandapost -purchasecounselingcourse.However, thesecourseswillnotbeadequatewithout significant supplemental assistancefrom ourhousingproviders' staff.Because thehomeownershipoptiondoesnotinclude additionaladministrativefeestocoveralltheexpensesassociatedwiththeverylabor intensivepreliminaryscreeningandpreparingstrongcandidatesinthe pre -purchase andpurchaseprocessphases,DHCDanditscontractorsarelookingto identifyfunding sourcestocoverthecostsofsuchhomeownershipservices,includingbutnotlimited to:1)intensiveindividualizedhomeownershipcounseling;2)supplementaleducation tocomplementtheinformationprovidedintherequiredpre -andpost -purchase counselingcourses;3)adviceandcounselinginsearchingforahouse;4)assistancein obtainingamortgage;5)assistanceinsuccessfullycompletingtheacquisitionprocess; and6) enhancedinspectioncapacitytoassurethatparticipantsaregettingthebest possiblehousinginspectioninformationfromtherequiredhomeinspection. Additionally,fundingwillberequiredtohaveavailablestaffcapacitytoprovide generalinformationtoparticipantsandotherinterestedpartieswhowanttolearnmore aboutourprogram.Wexpectto receive a steady stream of inquiries that will require considerable staff time to answer.WeknowjustfromourMarch23,2002Participant AdvisoryBoard experiencehowintensive the interest is in the program.The planned 15 minute overview of our "anticipated" home ownership program for the Board turned into an early two hour session of vigorous questions and comments from a very excited tenant population who were anxious to learn what they have to do to qualify to purchase a home.

DHCDcontinuestobeactivelyengagedwiththeCitizensHousingandPlanning Association(CHAPA)Homeownerships subcommittee.Thisgroup has kept in close contactwithFannie Mae,whichisworkingwithlendersandhousingagenciesto establishunderwritingguidelinesforSection8homeownershipprograms.OnApril2, 2002,CitizensBankofMassachusettsbecamethefirstlenderinthestate to agree to participate in a statewide initiative with Fannie Mae targeted to Section 8 participants whoareinterestedin purchasingasinglefamilymemberwhoearnaminimumof \$10,300ayear.Thelackofastatewidemortgageproductuntilnowhasbeenamajor impedimenttoDHCD's implementation of a home ownership program.Withthis recentannouncement,DHCDishopefulthatduringthisupcomingfiscalyearwewill beabletomakehomeownershipopportunitiesavailabletothatsegmentofour populationthat is financially able to carry a mortgage with the support of their voucher subsidy.When the specifics of our program are complete, we will amend our Section 8 Administrative Plan and post this information on our DHCD website.

“Section 8 Homeownership Capacity Statement”

In accordance with the Final Rule on the Section 8 Homeownership Program included in 24 CFR 982.625(d), the following two provisions will be included in DHCD's homeownership program requirements:

1. DHCD will establish a minimum homeowner down payment requirement of at least 3 percent and require that at least 1 percent of the down payment come from the family's resources.
2. DHCD will require that the financing for the purchase of a home under its Section 8 homeownership program will be: provided, insured, or guaranteed by a Federal government agency; comply with secondary mortgage underwriting requirements; or comply with generally accepted private sector underwriting standards.

DISCRETIONARY POLICIES

1. Adopting 110% Applicable Payment Standard (APS)

As noted in DHCD's September, 2000 Five Year Consolidated Plan, the most significant housing and community development problem facing the Commonwealth is housing affordability for households across a broad range of incomes. In the second half of the 1990's, housing prices in many areas of the state have increased rapidly from their already high levels. Renters, especially those of low or moderate incomes, have faced rapidly increasing rents, which increase their housing cost burden.

Without reasonable Section 8 Housing Choice Voucher Program payment standards, voucher holders will not be able to find and lease affordable rental housing. This difficulty will be compounded by the HUD requirement that caps a voucher participant's contribution to their rent and utility costs for all initial leases at 40% of adjusted income. For these reasons, DHCD continues to use its discretionary authority to increase the applicable payment standard to 110% of FMR in all cities and towns east of and including those in Worcester county and in all communities in western Massachusetts where the local housing authority has established a 110% standard. We set the standard for all other communities at 100% of FMR. For these communities, on a community-by-community basis, DHCD will increase the payment standard up to 110% should new data brought to our attention indicate that an increase is warranted. DHCD will continue to monitor the effectiveness of this discretionary policy and make payment standard adjustments if warranted. DHCD will also continue to seek higher payment standards above 110% of FMR in communities where our data can support such requests.

2. Granting search time extensions up to 180 days and beyond for reasonable accommodation and other good cause.

As noted in the discussion on payment standards above, and consistent with DHCD's Consolidated Plan, for the past several years, the rental housing market in many communities in Massachusetts has been very unfavorable for households seeking an apartment with a Section 8 voucher. Escalating rents and utility costs have made it difficult for many voucher holders to find a rental unit that is both affordable and meets the requirements of the Section 8 program within the standard 120 days allowed.

For this reason, DHCD has selected to use its discretionary authority to extend the amount of time a voucher holder is provided to find a Section 8 eligible apartment up to 180 days. Any voucher holder can receive additional time up to 180 days by making a phone request or submitting a written request for a sixty day extension beyond the initial 120 days. No documentation will be required, but for administrative reasons, it is important that a request for this additional time be made and noted in the voucher holder's file. During a phone request for an extension, a voucher holder's program representative can provide guidance and suggestions for continuing a housing search. DHCD will also extend the search time beyond 180 days for documented reasonable accommodation and other good causes. We will closely monitor these exceptional extensions to ensure that we continue to have the budget authority to support leasing that may occur after such a long period of housing search.

3. Continuation of former federal preferences, in order to target those with the most severe housing need.

Despite the relative strength of the state's economy and the extensive network of government housing programs in the Commonwealth, homelessness remains a problem in Massachusetts. The number of homeless families and individuals continues to increase. Shelters have been filled to capacity, despite an increase in the number of available shelter beds. The average length of stays in shelters has also increased. Many working households are homeless or at risk of homelessness because low wages cannot support the prevailing rents in many parts of the state.

For these reasons, DHCD has continued to use its discretionary authority to utilize the former federal preferences in order to assure that those with the greatest housing need, especially the homeless and those with a severe rent burden, (including from this population, persons with disabilities) are the primary beneficiaries of DHCD's Section 8 portfolio.

However, each year DHCD re-evaluates how it defines eligibility for a federal preference. In the draft annual PHA Plan that was made available before our public hearing, DHCD posed the following questions for comment: 1) Should

DHCD expand the definition of who is eligible for a DHCD voucher under these preferences? For example, persons who are living in a doubled-up or overcrowded situation are currently not eligible because they are not considered home lessor rent burdened. 2) Should DHCD adjust the rent burden standard? The current standard for eligibility requires an applicant to be paying more than 50% of adjusted income for at least three months. Should this standard be lowered? By how much? For how long should someone have to evidence a rent burden status to be eligible? 3) Should DHCD consider modifying its preference eligibility standards for persons with disabilities? For example, disabled persons residing with their family who would like to live in their own apartment are not considered either home lessor rent burdened, and therefore are not eligible for preference consideration. 4) Should DHCD make a percentage of non-federal preference selections to assist the extremely low income households who are not able to compete for a DHCD voucher? Prior to DHCD's conversion to a statewide waiting list in 2000, DHCD utilized the former federal selection requirement of allowing one out of every 10 selections to be made for a "non-federal preference" eligible applicant. What impact would a 1 out of 2 federal preference selection standard (or other ratio) have on the homeless population versus the benefit to households making between 0-30% of area median income?

DHCD encouraged its various constituencies to comment on these and other related issues either in writing or at its April 8, 2002 annual PHA Plan public hearing. DHCD did receive several verbal and written comments and has established a small working group made up of DHCD and regional agency staff and representatives from the homeless advocacy community to review these comments and make recommendations. As is the case with all changes, if any preference changes result from DHCD's review of the preferences they will be included in a modification to DHCD's Administrative Plan and will be posted on DHCD's website. Notification will also be sent to all persons who attended the public hearing.

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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(A) Description of DHCD's Participant Advisory Board (PAB), PAB Recommendations and DHCD Response to these Recommendations; (B) Statement of Consistency with Consolidate Plan		

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

Required Attachments:

- ☐ Admissions Policy for Deconcentration
- ☐ FY2000 Capital Fund Program Annual Statement
- ☐ Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- ☒ PHA Management Organizational Chart (Attachment 2)
☐ FY 2000 Capital Fund Program 5 Year Action Plan
☐ Public Housing Drug Elimination Program (PHDEP) Plan
☒ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) **Included in annual PHA Plan Text, pages 36 - 38. Other: Section 8 Homeownership Capacity Statement, see page 5 of Executive Summary**
☒ Other (List below, providing each attachment name)

Attachment No. 1: List of DHCD's regional contractors and regional allocations

Attachment No. 2: Table of Organization of DHCD

Attachment No. 3: List of DHCD federal housing and community development programs

Attachment No. 4: List of Participant Advisory Board attendees

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and	Annual Plan: Eligibility, Selection, and Admissions

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Assignment Plan [TSAP]	Policies
X	Section 8 Administrative Plan: DHCD's Administrative Plan dated April 16, 2002 is posted on DHCD's website. The address is: http://www.state.ma.us/dhcd/.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or	Annual Plan: Demolition

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	disposition of public housing	and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other residents services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings. DHCD's audit is part of the Commonwealth's audit under the Single Audit Act. It is posted on the Commonwealth's website as follows: http://www.state.ma.us/osc Goto Financial Reporting and Audit Goto the Single Audit	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1.StatementofHousingNeeds

[24CFRPart903.79(a)]

A.HousingNeedsofFamiliesintheJurisdiction/sServedbythePHA

BasedupontheinformationcontainedintheConsolidatedPlan/sapplicabletothejurisdiction,and/or otherdataavailabletothePHA,provideastatementofthehousingneedsinthejurisdictionby completingthefollowingtable.Inthe“Overall”Needscolumn,providetheestimatednumberofrenter familiesthathavehousingneeds.Fortheremainingcharacteristics,ratetheimpactofthatfactoronthe housingneedsforeachfamilytype,from1to5,with1being“noimpact”and5being“severeimpact.” UseN/AtoindicatethatnoinformationisavailableuponwhichthePHAcannmakethisassessment.

THISINFORMATIONWILLBEUPDATEDBYAPRIL16,2002

HousingNeedsofFamiliesintheJurisdiction byFamilyType							
FamilyType	Overall	A f f o r d - a b i l i t y	Sup ply	Quality	Access- ibility	Size	Loc a- tion
Income<=30% ofAMI	227,047	5	NA	NA	NA	NA	NA
Income>30%but <=50%ofAMI	127,542	5	“	“	“	“	“
Income>50%but <80%ofAMI	144,431	3	“	“	“	“	“
Elderly0 -50%	142,698	5	“	“	“	“	“
Familieswith Disabilities	19,552 Individuals; 3,962 Familieswith Children	5	“	“	“	“	“
Race/Ethnicity WhiteNon - Hispanic0 -50%	268,856	N A	“	“	“	“	“
Race/Ethnicity	32,101	N	“	“	“	“	“

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Access-ibility	Size	Location
Black Non - Hispanic 0 - 50%		A					
Race/Ethnicity	39,084	NA	“	“	“	“	“
Hispanic 0 - 50%							
Race/Ethnicity							

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

Consolidated Plan of the Jurisdiction/s
Indicate year

The Housing Needs data presented above was taken from the 1993 CHAS Housing Needs Data Table 1(C) based on 1990 Census data. This data is used in the Commonwealth's September 2000 Five Year Consolidated Plan. Data for "Families with Disabilities" was taken from the Massachusetts Continuum of Care: Gaps Analysis June 1999.

DHCD's Five Year Consolidated Plan posted on our website at:
(<http://www.state.ma.us/dhcd/>)

- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- ☐ American Housing Survey data
Indicate year:
- ☐ Other housing market study
Indicate year:
- ☐ Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA - wide waiting list administered by the PHA.** PHA may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

☒ Section 8 tenant -based assistance

On March 27, 2000 DHCD opened a new statewide Section 8 waiting list. It is DHCD's intention that this list will remain open at all times. Applications received or postmarked by April 5, 2000 were randomized by computer and placed on the waiting list using the computer-generated order. Applications received after April 5, 2000 are added to the list by the date and time of receipt. The data provided below is current as of March 12, 2002.

☐ Public Housing

☐ Combined Section 8 and Public Housing

☐ Public Housing Site -Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	47,539 as of 3.12.02		N/A
Extremely low income <= 30% AMI	39,245	83%	
Very low income (>30% but <= 50% AMI)	6,644	14%	
Low income (>50% but <80% AMI)	772	2%	
Families with children	34,015 This number represents households with more than one member	72%	
Elderly families	1,935	4%	
Families with Disabilities	12,595	27%	
Race/ethnicity 1	20,156... White	42%	
Race/ethnicity 2	12,640... Black/ African American	27%	
Race/ethnicity 3	611... American Indian/Alaskan	1%	

Housing Needsof FamiliesontheWaitingList			
	Native		
Race/ethnicity4	1776...Asianor PacificIslander	4%	
Race/Ethnicity5	1777Native Hawaiian/Other PacificIslanders	4%	
<p>Certainhouseholdsareprovidedwithanautomaticpreferenceincluding: (1) Section8ModRehabandproject -basedassistancetenantswhoare eligibleforcontinuedsubsidyandeither(a)mustmovethroughnofaultof theirrown,or,(b)havebeeninoccupancyforatleastoneyearand successfullycompletedalltherequirementsofanindividualserviceplanand desiretomove;(2)PersonsbeingassistedunderDHCD'sWitness/Victim protectionprovisions;(3)Formerlypreferenceeligiblefamiliespresently receivingassistanceunderaMcKinneyShelterPlusCareProgram,provided theyhavecompliedwithalloftherequirementsoftheirShelterPlusCare subsidyandhavebeenunabletosecureotherlongtermrentalassistance duringthetermofthetemporarysubsidy;(4)TransfersfromotherDHCD agenciesandotherpublichousingagencies.</p>			
<p>Manyapplicantsalsoprovidedadditionaldataaboutethnicity:</p> <p>White:Hispanic:7333 White:Non -Hispanic:11,434 Black:Hispanic:702 Black:Non -Hispanic:8983 AmericanIndian/AlaskanNative:Hispanic134 AmericanIndian/AlaskanNative:Non -Hispanic411 Asian:Hispanic:652 Asian:Non -Hispanic:923</p> <p>*Doesnotincludeincomeof out-of-stateapplicants. *BasedonHUDincomelimitseffective1/31/02 Isthewaitinglistclosed(selectone)? <input checked="" type="checkbox"/>No <input type="checkbox"/><input type="checkbox"/>Yes Ifyes: Howlonghasitbeenenclosed(#ofmonths)? DoesthePHAexpecttoreopenthelistinthePHAPlanyear? <input type="checkbox"/>No <input type="checkbox"/>Yes DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist,evenif generallyclosed? <input type="checkbox"/>No <input checked="" type="checkbox"/>Yes...</p>			

Housing Needs of Families on the Waiting List

C.Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies**Need: Shortage of affordable housing for all eligible populations****Strategy 1: Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- ☐ Employ effective maintenance and management policies to minimize the number of public housing units off -line
- ☐ Reduce turnover time for vacated public housing units
- ☐ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease -uprates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☐ Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program .
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☒ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed -finance housing .

As noted in DHCD's FY2001 Annual PHA Plan, DHCD has made available at least 900 vouchers for various project -based initiatives including: 1) 500 existing "PBA vouchers, where 75% of all awards will be made to proposals with 2+ bedrooms; 2) 100 single person occupancy "existing" PBA vouchers; 3) 100 PBA voucher tied to DHCD's winter and summer One Stop Affordable Housing Funding grounds; 4) 100 PBA voucher tied to the Commonwealth's McKinney application; and 5) 100 PBA voucher tied to the Commonwealth's Affordable Housing Trust Fund. All initiatives are presently on -going.

- ☒ Pursue housing resources other than public housing or Section 8 tenant -based assistance.

DHCD administers a variety of other federal and state housing and Community development programs, including the HOME, CDBG, and McKinney programs. A complete list of federal programs administered by DHCD is included as Attachment No. 3.

- ☐ Other: (list below)

Need: Specific Family Types: Families ator below 30% of median

Strategy 1: Target available assistance to families ator below 30% of AMI

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families ator below 30% of AMI in public housing
- ☒ Exceed HUD federal targeting requirements for families ator below 30% of AMI in tenant -based section 8 assistance... **Because DHCD continues to utilize the former HUD preferences, we expect to exceed the 30% AMI targeting requirement in FY2002.**
- ☒ Employ admissions preferences aimed at families with economic hardships.
- ☐ Adopt rent policies to support and encourage work.
- ☐ Other: (list below)

Need: Specific Family Types: Families ator below 50% of median

Strategy 1: Target available assistance to families ator below 50% of AMI

Select all that apply

- ☐ Employ admissions preferences aimed at families who are working
- ☐ Adopt rent policies to support and encourage work

☐ Other:(listbelow)

Need:SpecificFamilyTypes:TheElderly

Strategy1: Targetavailableassistancetotheelderly:

Selectallthatapply

- ☐ Seekdesignationofpublichousingfortheelderly
- ☐ Applyforspecial -purposevoucherstargetedtotheelderly,shouldtheybecome available...
- ☐ Other:(listbelow)

Need:SpecificFamilyTypes:FamilieswithDisabilities

Strategy1: TargetavailableassistancetoFamilieswithDisabilities:

Selectallthatapply

- ☐ Seekdesignationofpublichousingforfamilieswithdisabilities
- ☐ Carryoutthemodificationsneededinpublichousingbasedonthesection504 NeedsAssessmentforPublicHousing
- ☒ Applyforspecial -purposevoucherstargetedtofamilieswithdisabilities, shouldtheybecomeavailable **SeeSection2oftheExecutiveSummaryfor atableofAllSection8Programstargetedspecificallytopersonswith disabilities.**
- ☒ Affirmativelymarkettolocalnon -profitagenciesthatassistfamilieswith disabilities
- ☐ Other:(listbelow)

Need:SpecificFamilyTypes:Racesorethnicitieswithdisproportionatehousing needs

Strategy1:IncreaseawarenessofPHAresourcesamongfamiliesofracesand ethnicitieswithdisproportionateneeds:

Selectifapplicable

- ☒ Affirmativelymarkettoraces/ethnicitiesshowntohavedisproportionate housingneeds
- ☐ Other:(listbelow)

Strategy2: Conductactivitiestoaffirmativelyfurtherfairhousing

Selectallthatapply

- ☒ Counselsection8tenantsastolocationofunitsoutsideofareasofpovertyor minorityconcentrationandassistthemtolocatethoseunits

- ☒ Market the section 8 program to owners outside of areas of poverty/minority concentrations
- ☐ Other: (list below)

DHCD's AC has been increased \$160,000 for the specific purpose of providing its greater Boston area regional administrative agency, the Metropolitan Boston Housing Partnership (MBHP,) with funds to provide mobility counseling, including housing search and services, for minority households residing in the city of Boston who elect to move to areas that have low racial and ethnic concentrations. These funds have been made available in connection with the NAACP litigation, generally referred to as the Skinner Consent Decree.

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☐ Funding constraints
- ☐ Staffing constraints
- ☐ Limited availability of sites for assisted housing
- ☐ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☐ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with DHCD's Section 8 RAAs
- ☒ Results of consultation with advocacy groups
- ☒ Other: (list below)

DHCD's Section 8 strategies are influenced by its relationship with those state agencies that serve Section 8 eligible households. DHCD works closely with the Commonwealth's human service departments, its TANF agency and with the receipt of 2000 welfare-to-work vouchers (our JOBLink program) in 2000, has forged new relationships with the state's workforce development agencies. These state relationships complement DHCD's extensive relationship with numerous other stakeholders in the public, private and nonprofit sectors, most especially those in the homeless and disability advocacy communities.

As the Commonwealth's chief housing agency, DHCD will continue to use its Section 8 portfolio to assist the Commonwealth's neediest households, including the homeless and the disabled. The Commonwealth also believes that it has an obligation to use its Section 8 resources to support families making the transition

to work. Many other otherwise eligible households may not have an opportunity to easily compete for these resources at local agencies administering the voucher program, especially where a local residency preference is utilized.

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing and tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$135,000,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income		

FinancialResources: PlannedSourcesandUses		
Sources	Planned\$	PlannedUses
4.Otherincome (listbelow)		
4.Non -federalsources (listbelow)		
Totalresources	\$135,000,000	

3.PHAPoliciesGoverningEligibility,Selection,andAdmissions

[24CFRPart903.79(c)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesubcomponent 3A.

B.Section8

Exemptions:PHAsthatdonotadministersection8arenotrequiredto completesub -component3B.
Unless otherwise specified, all questions in this section apply only to the tenant -based section 8
assistance program (vouchers, and until completely merged into the voucher program,
certificates).

(1)Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- ☒ Criminal or drug -related activity only to the extent required by law or regulation...
- ☐ Criminal and drug -related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug -related activity (list factors below)
- ☐ Other (list below)

b. ☐ Yes ☒ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

DHCD performs a Criminal Offender Records Information (CORI) check on each applicant selected for the program and all new household members 18 years and older.

d. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- ☐ Criminal or drug -related activity
☒ Other (describe below) ..

As required by regulation, DHCD will provide an owner with the names of the tenant's current and former landlords, if known, and if requested by an owner.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting list merged? (select all that apply)

- ☒ None
☐ Federal public housing
☐ Federal moderate rehabilitation
☐ Federal project -based certificate program
☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant -based assistance? (select all that apply)

- ☐ PHA main administrative office
☒ Other (list below).

DHCD, through its eight regional administering agencies (Attachment No. 1), accepts applications on a non -going basis. Applications can be obtained at each regional agency, at DHCD's offices, or by telephone. They are also available on DHCD's web -site, at shelters, community -based organizations, and others similar agencies. Only one application will be necessary to be placed on the waiting list. The waiting list will not accept duplicate application. Applications can be mailed to any DHCD regional contractor at any time.

(3) Search Time

a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60 -day period to search for a unit?

If yes, state circumstances below:

All applicants and participants will receive an automatic 60 day extension up to 120 days. No request or documentation is necessary. All applicants can receive an additional 60 day extension up to 180 days, if they provide a written request or make a phone call to their program representative. Applicants will be provided with an indefinite extension beyond 180 days for a reasonable accommodation or other good cause, with appropriate documentation.

(4) Admissions Preferences

a. Income targeting

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income? **Although we don't specifically target our elections in this way, we still expect to exceed this requirement because we continue to utilize the former federal preferences.**

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☒ Victims of domestic violence... **As Part of Involuntary Displacement**
- ☒ Substandard housing
- ☒ Homelessness
- ☒ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☒ Residents who live and/or work in your jurisdiction: **Regional residency only, not a local residency preference.**

- ☐ Those enrolled currently in educational, training, or upward mobility programs

- ☐ Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- ☐ Householdsthatcontributeto meetingincomerequirements(targeting)
- ☐ Thosepreviouslyenrolledineducational,training,orupwardmobility programs
- ☒ Victimsofprisalsorhatecrimes: **AspartofInvoluntaryDisplacement**
- ☒ Otherpreference(s)(listbelow)

Automatic preference is provided to: (1) Section 8 Mod Rehab tenants who are eligible for continued subsidy and must (a) move through no fault of their own, or, (b) have been in occupancy for at least one year and have successfully completed all the requirements of an individual service plan and desire to move; (2) Persons being assisted under DHCD's Witness/Victim protection provisions; (3) Formerly preference eligible families presently receiving assistance under a McKinney Shelter Plus Care Program, provided they have complied with all of the requirements of their Shelter Plus Care subsidy and have been unable to secure other long term rental assistance during the term of their temporary subsidy; (4) Transfers from other DHCD agencies and other public housing agencies.

For certain of DHCD's special set-aside programs targeted to persons with disabilities (see table in Section 2 of the Executive Summary, page 3), DHCD provides preference to clients of the Commonwealth's Department of Mental Health (DMH/125 vouchers), Department of Mental Retardation (DMR/125 vouchers), the Statewide Head Injury Program (20 vouchers), persons with AIDS and HIV disease (the TBRA AIDS program (229 vouchers), the Project-based AIDS program (38 vouchers) and grandparents raising grandchildren in the Raising the Next Generation program (50 vouchers). With the exception of the DMH and DMR set-asides, all households selected for these set-asides must also meet DHCD's federal preference requirements.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Former Federal preferences

1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

1 Victims of domestic violence.

Preferences above.

1 Substandard housing

1 Homelessness

1 Highrentburden

Other preferences (select all that apply)

- ☒ Working families and **those in job -training programs about to enter the workforce...for JOBLink voucher only.**
- ☐ Veterans and veterans' families
- ☒ Residents who live and/or work in your jurisdiction

Done as a regional residency preference for a percentage of each contractor's portfolio. See Attachment No. 1 for these numbers. Any fair share vouchers received by DHCD after January 1, 2000 are redistributed without regard to regional residency preference. Applicants are elected in chronological order from the top of the statewide waiting list.

- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☒ Victims of reprisals or hate crimes **As part of Involuntary Displacement**
- ☒ Other preference(s) (list below) **See Automatic Preference Above**

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

- ☒ Date and time of application... see below
- ☒ Drawing (lottery) or other random choice technique...

A lottery was established for applicants who applied during the first two weeks that DHCD open edits statewide waiting list on March 27, 2000. After that date, all subsequent applicants are selected by date and time of application received.

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- ☒ This preference has previously been reviewed and approved by HUD.
- ☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special -purpose section 8 program administered by the PHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan
- ☒ Briefing sessions and written materials
- ☐ Other (list below)

DHCD's Section 8 Administrative Plan describes in detail the specifics of each programs' requirements. Several of these programs are the result of Congressional appropriations for targeted populations: the Veterans Affairs Supported Housing Program (VASH), the Housing Options Program (HOP), the Mainstream Program, the Designated Housing Program, the Family Unification Program, certain FY2000 fair share vouchers for clients of the Massachusetts Department of Mental Retardation (DMR) who have Home and Community Based Medicaid waivers; the JOBLink welfare -to-work program and the demonstration Moving to Work Program. Other DHCD special programs are the result of a DHCD determination to set -aside a percentage of its voucher portfolio for special populations who have a compelling housing need. See Section 2 of the Executive Summary (page 3) for a description of each program.

b. How does the PHA announce the availability of any special -purpose section 8 program to the public?

- ☐ Through published notices
- ☒ Other (list below)...

Through targeted outreach to a variety of public and private organizations who serve potentially eligible applicants, such as various Commonwealth human service commissions, disability agencies, homeless shelters, advocacy groups, CAP agencies, and workforce training and employment programs.

4. PHA Rent Determination Policies

[24 CFR Part 903.79(d)]

A. Public Housing

Exemptions: PHA that do not administer public housing are not required to complete sub -component 4A.

B. Section 8 Tenant -Based Assistance

Exemptions: PHA that do not administer Section 8 tenant -based assistance are not required to complete sub -component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies .

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR
- ☒ 100% of FMR, **for all communities in Hampden, Hampshire, Franklin and Berkshire counties, unless a specific need for a higher standard is documented in a particular community or the local housing authority has adopted a higher standard..**
- ☒ Above 100% but at or below 110% of FMR... **110% for all communities east of and including those in Worcester County**
- ☒ Above 110% of FMR (if HUD approved; describe circumstances below) ...**For those communities that have received HUD -approved exception rents that exceed 110% of FMR... including 61 communities for which HUD approved a median rent based exception in November 2000 and a success rate payment standard for the City of Boston in December 2000, where these HUD -approved rents are higher than the most recently published (October 1, 2001) FMRs.**

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☒ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☒ Reflects market or submarket
- ☒ To increase housing options for families
- ☒ Other (list below)..

To enhance employment options for clients; to help clients locate housing in areas outside of high concentrations of poverty and minority populations; to enhance choice of schools and other community options, as desired by participants.

d. How often are payment standards reevaluated for adequacy? (select one)

- ☐ Annually
- ☒ Other (list below)

DHCD has not established a set time for reevaluating the adequacy of the payment standards. Rather, because of the Commonwealth's generally expensive rental housing market, especially in the eastern part of the state, we urge our regional contractors to submit compelling data, at any time, to make the case to HUD that the standards for a particular community are insufficient. When the 2000 census data is released, DHCD will immediately use this data to determine if automatic FMR increases via the median rent method are warranted and will initiate this request with HUD. Using 1990 census data, we were successful in obtaining median rent based FMR increases in 61 communities in calendar year 2000.

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
- ☒ Rent burden of assisted families
- ☐ Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
- ☒ \$1-\$25
- ☐ \$26-\$50

b. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below).

DHCD will waive the minimum tenant payment for up to three months in cases of financial hardship including, but not limited to: job loss, death of a family member, not at fault loss of benefits under state, local or federal assistance programs, or to avoid eviction. Further extensions of time may also be granted considering the circumstances of each particular family. The maximum extension period will be until the participant's next annual reexamination. With regard to the QHWR requirement that no family pay more than 40% of their income toward rent at the time of new admission or when moving to a new unit, DHCD will grant a hardship waiver to any family that demonstrates zero (or other exceptionally low) income, in order that they not be denied access to the program due to the maximum tenant rent burden of 40% of income in all newly leased units.

5. Operations and Management

[24 CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C (2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- ☒ An organization chart showing the PHA's management structure and organization is attached. **See Attachment Two**
- ☒ A brief description of the management structure and organization of the PHA follows:

The Department of Housing and Community Development is a state agency established by Chapter 23B of the Massachusetts General Laws. DHCD's numerous programs address the Commonwealth's need for affordable housing, as well as community and neighborhood development. DHCD has an annual budget of approximately \$520 million, made up of both state and federal operating, capital and trust funds. The department has a Director's Office, an Office of Policy Development, an Office of Administration and Finance and an Office of the Chief Counsel. All programs are administered out of one of the following four operational divisions: Municipal Development, Public Housing and Rental Assistance, Neighborhood Services, and Private Housing.

The Division of Public Housing and Rental Assistance, through its Bureau of Federal Rental Assistance Programs, oversees DHCD's administration of the Section 8 program.

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers	17,460 as of June 2002	Approximately 7%
Section 8 Certificates		
Section 8 Mod Rehab	1,475	Approximately 3%
Special Purpose Section 8 Certificates/Vouchers (list individually)	See table in Section 2 of the Executive Summary	Approximately 7%
Public Housing Drug Elimination Program (PHDEP)		

Other Federal Programs (list individually)	See Attachment No. 3. (Many of these are not housing programs.)	Turnover for all housing programs is expected to be approximately 7%.

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: **Section 8 Administrative Plan and all attachments and referenced memoranda, guidelines and correspondence; SEMAP compliance documents**

6. PHA Grievance Procedures

[24 CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8 - Only PHAs are exempt from sub - component 6A.

B. Section 8 Tenant -Based Assistance

1. ☒ Yes ☐ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list addition to federal requirements below:

Program participants (not applicants) who receive termination notice are afforded an extra appeal. They are able to file appeal of the regional contractor's determination to terminate to DHCD's legal office within 14

days from the date of the termination notice issued by the regional contractor.

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☐ PHA main administrative office
☒ Other (list below)...

Appropriate DHCD Regional contractor office that made the eligibility determination.

B. Section 8 Tenant Based Assistance..... Homeownership Program

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

DHCD plan to administer a homeownership program targeted to FSS participants who have worked for at least one year. We anticipate that our homeownership program will initially be limited to a few regions in the state with lower housing costs. DHCD has been and will continue to be actively engaged with the homeownership subcommittee convened by the Citizens Housing and Planning Association (CHAPA), which is made up of an array of interested parties. See Section 5 of the Executive Summary that includes DHCD's Section 8 Homeownership Capacity Statement.

a. Size of Program

☐ Yes ☒ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants
☐ 26- 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA established eligibility criteria

☒ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below: **We anticipate that we will limit the program to FSS participants who have worked for at least one year. Once we are ready to proceed, we will publicly announce our intended criteria and amend our Administrative Plan.**

12. PHA Community Service and Self -sufficiency Programs

[24CFR Part 903.79(l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub -component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

☒ Yes... **For the 2000 unit Welfare -to-Work JOB Link program**

If yes, what was the date that agreement was assigned? DD/MM/YY: 27/04/99

☐ No:

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☒ Client referrals
- ☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☒ Coordinate the provision of specific social and self -sufficiency services and program to eligible families
- ☒ Jointly administer programs... **DHCD is lead JOB Link agency**
- ☒ Partner to administer a HUD Welfare -to-Work voucher program
- ☒ Joint administration of other demonstration program.. **DHCD is lead Moving to Work agency**
- ☐ Other (describe) **Coordination of Property Owner Incentive Program to enhance leasing opportunities for voucher holders in TANF -agency family shelters.**

B. Services and programs offered to residents and participants

(1) General

a. Self -Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☐ Public housing rent determination policies
- ☐ Public housing admissions policies
- ☐ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

- ☒ Yes ☐ No: Does the PHA coordinate, promote or provide any program to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
JOBLink... Case management by Program Coordinators	2200	Now that the program is fully leased, vacant JOBLink vouchers are filled with targeted referrals from local DTA and other related offices	Each DHCD regional contractor	Section 8
Moving to Work Demonstration Program... Case management by MTW Advisory	183	Targeted referrals from local DTA and Employment Training Offices	Rural Housing Improvement, Inc. for the Southern Worcester County component (122	Section 8

		inSouthern Worcester Countyand fromTransition toWork Collaborativein Boston.	units)and MetropolitanBoston HousingPartnership (61units)forthe Bostoncomponent.	
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(2)FamilySelfSufficiencypr ogram/s

a.ParticipationDescription

FamilySelfSufficiency(FSS)Participation		
Program	RequiredNumberofParticipants (startofFY2000Estimate)	ActualNumberofParticipants (As of:DD/MM/YY)
PublicHousing		
Section8	464...minimumsizerequiredas of12/31/01;679...approvedper DHCDrequest	674asof12/31/01

- b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C.WelfareBenefitReductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- ☐ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- ☐ Informing residents of new policy on admission and reexamination
- ☐ Actively notifying residents of new policy at times in addition to admission and reexamination.
- ☐ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☐ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☐ Other: (list below)

D. Re served for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

16.Fiscal Audit

[24CFRPart903.79(p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☒ No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? ____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

18. Other Information

[24CFR Part 903.79(r)]

I. DHCD'S PARTICIPANT ADVISORY BOARD (PAB)

DHCD convened its Participant Advisory Board (PAB) on Saturday, March 23, 2002, in Auburn, MA. Forty-three participants provided feedback on the HCVP program, generally, and the Family Self-Sufficiency and JOBLink Welfare to Work Programs, specifically, during this day-long meeting. The participants came from across the state. They met in small structured group discussions, over lunch, and in large forums to share comments and recommendations as part of DHCD's annual PHA Plan process. A list of participants is included as Attachment No. 4.

Family Self-Sufficiency Program

Participants cited the importance of the support and information available through the programs so that they could achieve their goals and build their escrow account. **As one participant put it, "the more you succeed, the more you believe you can succeed."** The following are recommendations and comments made by the group:

1. Smaller FSS staff caseloads (requested in spite of increased HUD funding).

Recognizing the importance of FSS staff, the tenants expressed a desire for more FSS staff so that staff caseloads could be lower.

2. More FSS and voucher program information made available in different formats

The tenants like to receive program information on a variety of subject matters if it is presented in an accessible manner. They requested more FSS-related information, especially regarding available resources, as well as general voucher program information. They requested that both FSS and other agency staff spend more time communicating with them via meetings, newsletters, and on-line, and even after they successfully complete their FSS Contract.

3. More educational opportunities

Greater educational opportunities to enhance their opportunities in the workplace.

4. Fund of money for education or emergencies

Access to a fund of money that could be used for emergencies or education expenses.

5. Lack of coordination between local and state agencies noted

Better understanding of where resources come from and how the requirements for various workforce and child care programs are established.

6. More frequent interaction with each other and RAA staff

More frequent interaction with each other and with RAA/DHCD staff. Many of the tenants asked DHCD to create a list of phone numbers of PAB participants who want

to stay in touch with each other during the year. DHCD distributed this list on March 29, 2002 to those PAB participants who asked to be placed on it.

7. More precise understanding of how the escrow account works

Due to the importance of the escrow account as a motivator and as a source for achieving future goals (notably home ownership), better understanding of how the escrow account worked.

JOBLink Welfare to Work Housing Voucher Program

JOBLink participants expressed overall satisfaction with the program, and felt that things were now “easier” for them — they had more time, more money, fewer worries, and a greater feeling of security. Because it is a new program, and they are new participants, they noted that the policies and procedures are not always as clear to them as they could be. Several expressed that the downside of the program is that they experience fear around job loss (due to temporary work, layoffs, illness, and the deadlines for finding a new job). Suggestions from JOBLink participants included:

1. Create an escrow account for JOBLink participants

Adding an escrow feature (separate from the FSS escrow)

2. Increase in JOBLink program size

Increasing the program size (over the current 2200 vouchers)

3. Expand program to non -TAFDC low -income families

Making the program available to low -income working families who have not been on TAFDC

4. Volunteer and community service work

Making volunteer/community service work count toward employment/job search effort

5. Lower JOBLink coordinator case loads

Like the FSS participants, more staffing (lower case loads), increased connections with other participants, and funds available for emergencies and/or education.

PAB Request to Focus on Homeownership

PAB participants were asked to comment on all other aspects of DHCD’s HCV P during the afternoon session. However, the vast majority of the participants used this time to ask numerous questions about DHCD’s plans for implementing a homeownership program for FSS participants. Because publicity about HCV P homeownership opportunities occurs regularly in the media, the tenants are aware that their voucher can be used to pay a mortgage. However, these media stories do not provide any details about how a voucher homeownership program could work. Consequently, DHCD observed that there are numerous misconceptions held by tenants about how “easy” it should be to convert a “rental payment” voucher to a “mortgage payment” voucher. DHCD spent the entire afternoon session answering questions and helping the group to understand that eligibility for any PHA’s homeownership program will be contingent upon a number of factors, including income, length of time in the workforce, and having a good credit rating.

DHCD Responses

During the course of the day, DHCD and subcontractor agency staff addressed many of the participants' questions and concerns. In order to ensure that all program participants have as much accurate information as possible, DHCD will work internally, with other state agencies, and with its' network of regional administering agencies to achieve the following program improvements in the coming year:

1. Implementation of new ways to share information with FSS and JOBLink participants, as well as other voucher program participants.

Increase the avenues and effectiveness for sharing self-sufficiency related information with all program participants through well-versed staff, increased written and, if possible, on-line materials (newsletter and resource links).

2. Improved design of program materials and training staff to be more effective communicators

Increase participants' knowledge of program rules and how certain program features (i.e. FSS escrow account, JOBLink employment obligation) work. DHCD will convene a small group of RAA staff to review briefing session materials and observe how briefing sessions are performed at each DHCD RAA and make recommendations to all RAAs for ways communication of program information can be more clearly and simply presented.

3. Possible expansion of PAB to more than just once a year

Increase opportunities for participants to come together in collegial and advisory roles.

4. Clear and concise information about the planned implementation of DHCD's voucher homeownership program that will be targeted to FSS participants in order to avoid raising expectations

Create a voucher homeownership program and support system that will enable participants to achieve and maintain homeownership and that is highly sensitive to the need to carefully and clearly inform prospective tenants of all program requirements.

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- ☐ Attached at Attachment (Filename)
☒ Provided **above**:

3. In what manner did the PHA address those comments? (select all that apply)

- ☒ Considered comments, but determined that no changes to the PHA Plan were necessary. **Changes to the annual PHA Plan are not planned. See "DHCD Response" to PAB comments on page XXXX.**

- ☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. ☐ Yes ☐ No: Was there a resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.) **Not Applicable**

3. Description of Resident Election Process **Not Applicable**

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) **Commonwealth of Massachusetts**

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of need for families in the jurisdiction on the need expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

☐ Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The housing priorities of DHCD's FY2000 Consolidated Plans support DHCD's

PHA Plan as follows:

1. Consolidated Plan Priority: Maintain a system of public housing and rental assistance that serves the homeless and those at risk of homelessness.

By continuing to maintain HUD's former federal preferences, one of which includes providing preference to homeless households, DHCD's Section 8 tenant selection policies demonstrate commitment to and consistency with this priority. Additionally, the 1998 federal statute that requires at least 75% of all new admissions to the HCVPT to have incomes at or below 30% of the area median serve to target those most at risk of homelessness.

2. Consolidated Plan Priority: Promote homelessness prevention.

By continuing to maintain HUD's former federal preferences, one of which includes providing a preference to households paying more than 50% of their adjusted income, DHCD's Section 8 tenant selection policies demonstrate commitment to and consistency with this priority. Additionally, the 1998 federal statute that requires at least 75% of all new admissions to the HCVPT to have incomes at or below 30% of the area median serve to target those most at risk of homelessness.

3. Consolidated Plan Priority: Maintain a system of public housing and rental assistance that serves the elderly and people with disabilities.

In addition to several other state-funded efforts targeted to elderly and disabled populations, by successfully applying for all Section 8 (and McKinney) set-aside targeted to this population and voluntarily contributing additional vouchers from its own resources... see table of all DHCD special needs voucher programs, DHCD's willingness and ability to undertake an array of special needs Section 8 programs demonstrates commitment to and consistency with this priority.

4. Consolidated Plan Priority: Provide affordable homeownership opportunities.

By preparing to launch a Section 8 homeownership program, now that a state-wide mortgage product through Citizens Bank of Massachusetts has become available, DHCD demonstrates commitment to and consistency with this priority.

5. Consolidated Plan Priority: Develop and implement both human service and economic development activities designed to assist economically disadvantaged persons become more self-sufficient, paying particular attention to the needs of current and former TAFDC clients making the transition from welfare to-work.

By successfully competing for the maximum 2000 Section 8 W2W vouchers awarded by HUD in November 1999 and exceeding leasing expectations to 2200 W2W participants by June 30, 2001, by voluntarily electing to continue the administration of the Family Self Sufficiency Program (no longer required by HUD for new increments of funding) and by administering the demonstration Moving to Work Program, DHCD's willingness and ability to undertake an array of rental assistance initiatives designed to assist households become more self-sufficient as they make the transition to work demonstrates commitment to and consistency with this priority.

6. Consolidated Plan Priority: Continue DHCD's extensive efforts, using state and federal resources, to preserve the physical and financial viability of assisted and unassisted affordable housing.

All units that DHCD leases on its Section 8 program must comply with both HUD's housing quality standards and DHCD's enhanced housing quality standards and be rent reasonable. In this regard, DHCD's entire Section 8 portfolio, consisting of 19,898 units (1,475 of which are Section 8 Moderate Rehabilitation units, and 917 of which are voluntary allocation of vouchers for special needs programs supported with available budget authority), demonstrates commitment to and consistency with this priority.

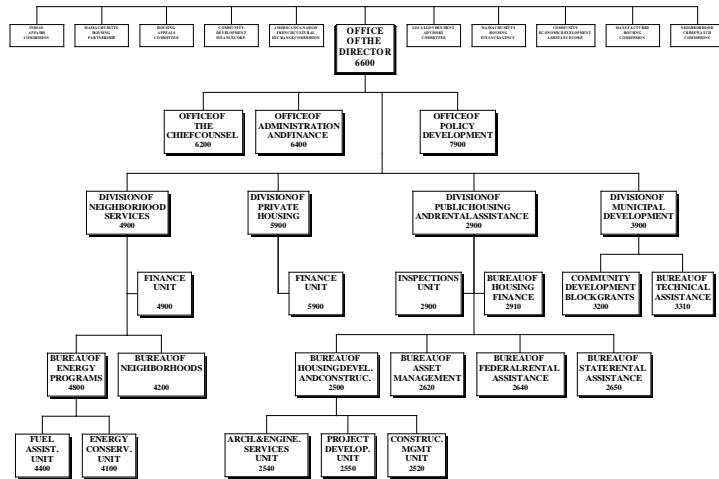
D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

MASSACHUSETTS DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT



OCTOBER2001

DHCDSECTION8CONTRACTORSANDREGIONALALLOCATIONSASOF1/1/2002

TOTAL VOUCHER PORTFOLIO ASSIGNED TO SPECIFIC REGIONS: 16,999

(Both fair share and several special needs allocations are *not* assigned to a particular region and are therefore *not* included in the 16,999 total.)

AGENCY

REGION

Berkshire Housing Development Corporation
74 North Street **BHSI** 585 Vouchers
Pittsfield, MA 01201 40 JOBLink Vouchers
(413) 499 - 1630 **Total:** **625**

Community Teamwork, Inc. Northern Essex/Northern
167 Dutton Street **CTI** Middlesex Counties
Lowell, MA 01852 1,155 Vouchers
(978) 459 - 0551 260 JOBLink Vouchers
Total: 1,810

Housing Assistance Corporation Barnstable, Dukes,
460 West Main Street **HAC** Nantucket Counties
Hyannis, MA 02601 849 Vouchers
(781) 771 - 5400 40 JOBLink Vouchers
Total: 889

HAP, Inc. (1) Springfield; and
322 Main Street **HAP** (2) Hampden/Hampshire/
Springfield, MA 01105 Franklin Counties
(413) 781 - 1250 2,632 Vouchers
400 JOBLink
Total: 3,032

Metropolitan Boston Housing Partnership (1) Boston; and
569 Columbus Avenue **MBHP** (2) Metro Boston
Boston, MA 02118 4,945 Vouchers
(617) 859 - 0400 620 JOBLink
Total: 5,565

Rural Housing Improvement, Inc. (1) Northern Worcester; and
218 Central Street **RHI** (2) Southern Worcester County
P.O. Box 429 1,973 Vouchers
Winchendon, MA 01475 260 JOBLink
(978) 297 - 5300 **Total: 2,233**

South Middlesex Opportunity Council Metro West
300 Howard Street **SMOC** 796 Vouchers
Framingham, MA 01702 40 JOBLink
(508) 620 - 5300 **Total: 836**

South Shore Housing Development Corporation Plymouth and Bristol Counties
169 Summer Street **SSHDC** 1,669 Vouchers
Kingston, MA 02364 340 JOBLink
(781) 585 - 5885 **Total: 2,009**

Lynn Housing Authority City of Lynn
174 Commons Street No Fixed Allocation O Per Executive
Lynn, MA 01905 (781) 592 - 6296 Order 218
mmm.phplan.02addressandreg.alloc

Appropriation	Name				Total
3722-0705	EmergencyShelterGrants				126,507.00
3722-0707	SupportiveHousing				1,076,916.00
7004-0007	ScatteredSiteTransitionHousingApartments				110,712.00
7004-0111	TenantBasedRentalAssistanceInitiative				235,000.00
7004-0300	LeadBasedPaintHazardousProgram				1,000,000.00
7004-2030	Weatherization				4,496,131.00
7004-2033	FuelAssistance				75,899,089.00
7004-2034	CSBG				17,258,771.00
7004-2035	CSBGTraining&TechnicalAssistance				65,300.00
7004-2361	Sec.8Sub.RehabAdmin.Acct.				430,356.79
7004-2363	Sec.8VoucherAdmin.Acct.				4,824,363.87
7004-2364	Sec.8Mod.Rehab.Admin.Acct.				313,226.33
7004-3037	SmallCitiesBlockGrant				61,529,849.00
7004-3039	SmallCitiesBlockGrantAdmin.				2,500,000.00
7004-9009	Sec.8Subs.Rehab.Program				5,166,852.00
7004-9011	SupportiveHousingDemonstrationProgram				428,445.00
7004-9014	Sec.8VoucherProgram				133,339,495.00
7004-9019	Sec.8ModerateRehab.Program				12,059,561.00
7004-9020	Sec.8NewConst.Admin.Acct.				3,367,773.00
7004-9028	HOME				17,814,250.00
7004-9029	HOME-Admin.				1,300,000.00
7004-9039	HomeTech.Assistance				96,053.99
7004-9051	ShelterPlusCare-Lowell				66,552.10
7004-9052	ShelterPlusCare-Boston				943,000.00
7004-9053	ShelterPlusCare-Southbridge				120,000.00
7004-9054	ShelterPlusCare-NewBedford				46,000.00
7004-9404	McKinneyShelterPlus				984,160.11
Total					\$ 345,598,364.19